



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

OFFICE OF THE CHAIR

November 13, 2015

Addendum
AGENDA ITEM # 5E
November 17, 2015

Introduction

The Honorable George Leventhal, President
Montgomery County Council
100 Maryland Avenue
Rockville, Maryland 20850

SUBJECT: City of Rockville Annexation, ANX2015-00145, for the CarMax Property.

Dear Council President Leventhal:

At the regular meeting of the Montgomery County Planning Board on November 12, 2015, we reviewed the City of Rockville Annexation petition, ANX2015-00145, for the CarMax Property located within the *Shady Grove Sector Plan* area.

The Board received a presentation from the planning staff, and comments by the Property owner's representatives concurring with staff recommendations. The Board agreed with the Staff's conclusion that the proposed annexation is in substantial conformance with the Sector Plan, the current CRT Zone of the Property, and the established development pattern of the surrounding area. Although there is no limit on the floor area allowed in the City's MXTD Zone, and therefore the maximum density achievable under the proposed zone is substantially higher than the current zone, the proposed development is within the 50% additional density permitted under Section 4-416 of the Annexation law, as described in the attached staff report.

On a motion by Commissioner Fani-Gonzalez, seconded by Commissioner Presley, with Chairman Anderson and Vice-Chair Wells-Harley voting in favor of the motion, and Commissioner Dreyfuss being absent, the Board unanimously recommended approval to transmit the following comments regarding the proposed annexation to the Montgomery County Council:

1. Approval of new development plans with uses not permitted in the current CRT Zone and/or density greater than 467,607 square feet should be prohibited for five years.
2. Commercial uses should be limited to a maximum of 43,907 square feet for five years.
3. Any annexation petition must provide and participate in the following:
 - a. The minimum right-of-way for the Corridor Cities Transitway (CCT) along King Farm Boulevard Extended/Metro Access Road.

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- b. Streetscape improvements along Rockville Pike and King Farm Boulevard Extended/Metro Access Road.
- c. Applicant must enter into a Traffic Mitigation Agreement with the City and Montgomery County Department of Transportation (MCDOT) to participate in the Greater Shady Grove Traffic Management District in order to achieve the transit ridership goal of the *Shady Grove Sector Plan*.

Thank you for the opportunity to provide the Planning Board's comments on this annexation petition.

Sincerely,


Casey Anderson
Chair

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Attachment: Planning staff report

cc: Bridget Donnell Newton, Mayor, City of Rockville